026.0	0002	0010.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	853,300 / 853,300
					USE VALUE:	853,300 / 853,300
					ASSESSED:	853,300 / 853,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
60		BROADWAY, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	60 BROADWAY HOLDINGS LLC
Owner 2:	
Owner 3:	
Street 1:	377 SOMERVILLE AVE
Street 2:	
Twn/City:	SOMERVILLE
St/Prov:	MA Cntry: Own Occ: N
Postal:	02143 Type:

PREVIOUS OWNER

Owner 1:	REILLY JOHN F & MARIA C/TRS -
Owner 2:	REILLY FAMILY NOMINEE TRUST -
Street 1:	P.O. BOX 573
Twn/City:	WINCHESTER
St/Prov:	MA Cntry:
Postal:	01890

NARRATIVE DESCRIPTION

This parcel contains 3,465 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1916, having primarily Vinyl Exterior and 2416 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 12 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	3465.000	476,100		377,200	853,300
Total Card	0.080	476,100		377,200	853,300
Total Parcel	0.080	476,100		377,200	853,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 353.19 | /Parcel: 353.1

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct 17500

GIS Ref

GIS Ref

Insp Date 11/07/18

!2139!

PREVIOUS ASSESSMENT

Parcel ID 026.0-0002-0010.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	476,200	0	3,465.	377,200	853,400	853,400	Year End Roll	12/18/2019
2019	104	FV	369,900	0	3,465.	400,800	770,700	770,700	Year End Roll	1/3/2019
2018	104	FV	369,900	0	3,465.	292,400	662,300	662,300	Year End Roll	12/20/2017
2017	104	FV	347,000	0	3,465.	254,600	601,600	601,600	Year End Roll	1/3/2017
2016	104	FV	347,000	0	3,465.	216,900	563,900	563,900	Year End	1/4/2016
2015	104	FV	309,400	0	3,465.	212,200	521,600	521,600	Year End Roll	12/11/2014
2014	104	FV	309,400	0	3,465.	174,500	483,900	483,900	Year End Roll	12/16/2013
2013	104	FV	321,800	0	3,465.	166,000	487,800	487,800		12/13/2012

PRINT

Date	Time
12/10/20	17:37:36

LAST REV

Date	Time
12/07/20	10:56:53
mmcmakin	
2139	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
REILLY JOHN F &	76075-139	1	11/3/2020		865,000	No	No		
REILLY JOHN F	38486-90		3/25/2003	Family	1	No	No		
	21118-555		4/1/1991		114,000	No	No		A

USER DEFINED

Prior Id # 1:	17500
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/30/2013	1313	Manual	12,000	C				

ACTIVITY INFORMATION

Date	Result	By	Name
11/7/2018	MEAS&NOTICE	HS	Hanne S
5/5/2014	External Ins	PC	PHIL C
1/9/2014	Info Fm Prmt	EMK	Ellen K
4/17/2009	Measured	372	PATRIOT
10/5/1999	Mailer Sent		
10/5/1999	Measured	263	PATRIOT
2/1/1990		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		3465		Sq. Ft.	Site		0	80.	1.36	1			Med. Tr	-10					377,244						377,200	

Total AC/HA: 0.07955 | Total SF/SM: 3465 | Parcel LUC: 104 | Two Family | Prime NB Desc: ARLINGTON | Total: 377,244 | Spl Credit | Total: 377,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1916	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.08460259
Const Adj.:	0.98000199
Adj $ / SQ:	180.695
Other Features:	115000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	646852
Depreciation:	170769
Depreciated Total:	476083

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	12	BRs:	4	Baths:	2	HB					

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

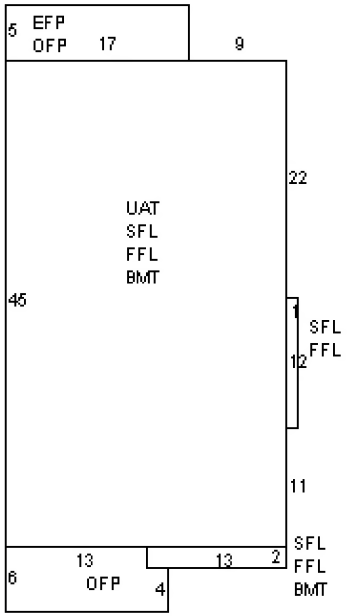
No Unit	RMS	BRS	FL
2	6	2	
Totals			
2	12	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	180.70
Special Features:	0	Val/Su Net:	114.42
Final Total:	476100	Val/Su SzAd	197.06

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,208	180.700	218,280
SFL	Second Floor	1,208	180.700	218,280
BMT	Basement	1,196	54.210	64,833
UAT	Upper Attic	293	72.280	21,141
OFP	Open Porch	171	25.630	4,382
EFP	Enclos Porch	85	58.070	4,936

Net Sketched Area:	4,161			Total:	531,852
Size Ad	2416	Gross Are	5038	FinArea	2416

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

026.0-0002-0010.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	
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